

MINUTES BIG RAPIDS CHARTER TOWNSHIP PLANNING COMMISSION

Tuesday, June 9, 2015 --- 7:30 p.m.

Big Rapids Township Hall, 14212 Northland Drive, Big Rapids, MI 49307

I. CALL TO ORDER: 7:30 P.M.

Chairman Hults called the regular meeting of the Big Rapids Charter Township Planning Commission to order at the township hall on Tuesday, June 9, 2015 at 7:30 p.m.

II. ROLL CALL:

Present: Gordon Oliver, Carmen Bean, Jim Shane, Vivian Smith, Philip Keating and Michael Hults. David Hamelund is excused. The record shows a quorum is present. Also Present: William Stanek, Zoning Administrator and Brent Mason, Recording Secretary.

III. APPROVAL OF MINUTES:

The minutes of the April 14, 2015 meeting were reviewed, and corrections were requested. Carmen Bean's name is to be removed from the roll call and Glenn Patrick's is to be inserted. Mrs. Smith made the motion to approve the minutes of April 14 with the corrections, seconded by Mr. Oliver. The motion carried unanimously with 6 yeas. A motion was made to approve the minutes of the May 12, 2015 meeting by Mr. Shane, seconded by Mrs. Smith. The motion carried unanimously with 6 yeas.

IV. PUBLIC COMMENT: None

V. UNFINISHED BUSINESS:

SUP 15-004 - Freeman Propane:

Brent Mason reported that Doug Freeman has withdrawn his request for consideration of the SUP for the property on Northland Drive north of 12 Mile Road. Mr. Freeman is no longer pursuing that property, and did not elaborate other than he is pursuing other options. He did not give any further details to Mr. Mason.

MASTER PLAN:

Action on referring the Master Plan to the Board of Trustees is tabled.

REZONING REQUEST:

The request for rezoning was taken to the Board of Trustees and passed. The change has to be published and will become part of the zoning ordinance after thirty days.

VI. Conference Report:

Mr. Keating mentioned that he had attended a MTA Zoning and Planning Meeting the latter part of April. He went on to inform the commission that the Attorney spent the first 45 minutes informing the attendees about details of Master Plans. The main point she wanted to make was the Master Plan is more important than most planning commissioners perceive it to be. The Master Plan is supposed to be a true representation of where the township is moving in regards to planning and zoning. It

needs to be reviewed regularly and it needs to be followed. Concerning airports, the Airport master plan needs to be part of the Township Master Plan. The Master Plan needs to be reviewed and updated whenever zoning changes are made. Also, the Planning Commission needs to follow the letter of the zoning ordinance regarding setbacks, heights and other dimensions, and if variances are requested, those requests need to go before the ZBA. The Attorney talked about issues regarding ZBAs that should be taken into consideration, including if a member of the ZBA is also a member of another Township board, they should not be voting on an issue again as a member of the ZBA. Mr. Keating highlighted a few things he thought were interesting, but there was much more information presented that could be beneficial. Another point the attorney made was that if the listing of special uses is in the zoning ordinance, don't use phrases that state "similar uses as determined by the planning commission" as that won't hold up to scrutiny. There was discussion regarding the Master Plan, including the legal aspects of the plan and what the duties and options for the commissioners are if they serve on more than one board.

VII. Zoning Administrator's Report:

Mr. Keating asked Mr. Stanek about the status of the clean-up at LeeAnn's Flowers, 1205 N. State Street. It was noted that they are currently operating several "alternate sites", both in the City of Big Rapids at Big Rapids Tire and Curries BP, as well as The Bedroom Center in Big Rapids Township. Mr. Stanek stated that when they came to him and asked about operating at The Bedroom Center, they brought up the fact that sweet corn has been sold from a vehicle there in the past. Mr. Stanek agreed to allow them to sell from a licensed vehicle, which required some remediation, but is finally resolved. The driveway of their property is being dug out so that a base can be put in for the parking lot. Mr. Engel is screening the earth so that he can use the stones for the driveway base and the soil for potting their plants. Mr. Stanek advised that the stove has been removed from the greenhouse because Mr. Engel knew it wouldn't be ready to pass an inspection. Mr. Stanek stated that the final determination is that no bargaining will occur.

VIII. ADJOURNMENT:

Chairman Hults entertained a motion to adjourn at 7:54 p.m. The motion was made by Carmen Bean and seconded by Gordon Oliver. Motion carried with 6 yeas.

Motion to approve the Planning Commission minutes of June 9, 2015

by: Jim Shane, Seconded by: Carmen Bean. Roll call vote carried with 5 yeas:

Michael Hults, Chairman
BIG RAPIDS CHARTER TOWNSHIP
PLANNING COMMISSION

Date Approved